069.0	0002	0021.A	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	878,600 / 878,600
					USE VALUE:	878,600 / 878,600
					ASSESSED:	878,600 / 878,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
259		MYSTIC ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BUEHLER MADELINE
Owner 2:	
Owner 3:	
Street 1:	259 MYSTIC ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	BUEHLER DAVID L & MADELEINE -
Owner 2:	-
Street 1:	259 MYSTIC ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 10,890 Sq. Ft. of land mainly classified as Three Fam. with a Multi-Conver Building built about 1895, having primarily Asbestos Exterior and 3932 Square Feet, with 3 Units, 2 Baths, 1 3/4 Bath, 0 HalfBath, 12 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
105	10890.000	407,700	500	470,400	878,600
Total Card	0.250	407,700	500	470,400	878,600
Total Parcel	0.250	407,700	500	470,400	878,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 223.45 | /Parcel: 223.4

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 43982

GIS Ref

GIS Ref

Insp Date 02/21/20

!5916!

PREVIOUS ASSESSMENT

Parcel ID: 069.0-0002-0021.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	105	FV	481,900	2800	10,890.	470,400	955,100	955,100	Year End Roll	12/18/2019
2019	105	FV	388,200	2800	10,890.	436,800	827,800	827,800	Year End Roll	1/3/2019
2018	105	FV	388,200	2800	10,890.	436,800	827,800	827,800	Year End Roll	12/20/2017
2017	105	FV	364,300	2800	10,890.	383,100	750,200	750,200	Year End Roll	1/3/2017
2016	105	FV	364,300	2800	10,890.	349,500	716,600	716,600	Year End	1/4/2016
2015	105	FV	304,300	2800	10,890.	309,100	616,200	616,200	Year End Roll	12/11/2014
2014	105	FV	304,300	2800	10,890.	292,300	599,400	599,400	Year End Roll	12/16/2013
2013	105	FV	316,300	2800	10,890.	278,200	597,300	597,300		12/13/2012

PRINT

Date	Time
12/10/20	20:44:28

LAST REV

Date	Time
02/26/20	08:35:44

mmcmakin

5916

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BUEHLER DAVID	31896-157		10/4/2000	Family	1	No	No		
	13199-21		5/1/1977		56,000	No	No		Y

USER DEFINED

Prior Id # 1:	43982
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
2/21/2020	Inspected	PT	Paul T
1/5/2009	Meas/Inspect	163	PATRIOT
10/24/2000	Hearing N/C	189	PATRIOT
11/17/1999	Inspected	264	PATRIOT
10/8/1999	Measured	263	PATRIOT
7/28/1993		RV	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
105	Three Fam.		10890		Sq. Ft.	Site		0	70.	0.62	12			Med. Tr	-10					470,424						470,400	

Total AC/HA: 0.25000 | Total SF/SM: 10890 | Parcel LUC: 105 | Three Fam. | Prime NB Desc: ARLINGTON | Total: 470,424 | Spl Credit | Total: 470,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	12 - Multi-Conver		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	3	Total:	3
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	5 - Asbestos		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1895	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	N - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	50	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	3		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Fair
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	3	Rating:	Fair
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	FR - Fair	40.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		40.3	%

CALC SUMMARY

Basic $ / SQ:	160.00
Size Adj.:	0.91703963
Const Adj.:	0.84217536
Adj $ / SQ:	123.569
Other Features:	133750
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	682880
Depreciation:	275201
Depreciated Total:	407679

COMMENTS

SOME ELECTRIC HEAT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	12	BRs:	6	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	3	1	
1	5	3	
1	4	2	
Totals			
3	12	6	

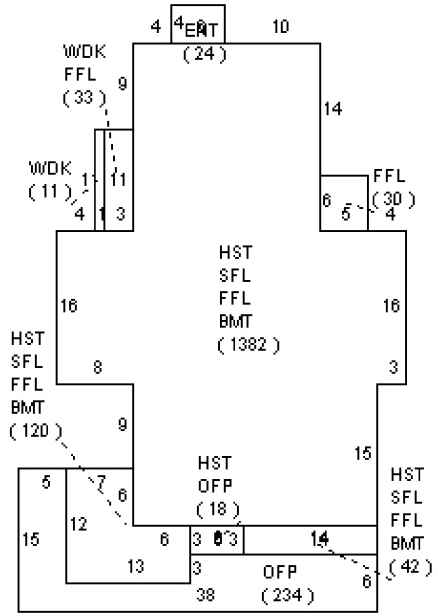
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	123.57
Special Features:	0	Val/Su Net:	70.34
Final Total:	407700	Val/Su SzAd	103.69

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,607	123.570	198,576
BMT	Basement	1,544	37.070	57,237
SFL	Second Floor	1,544	123.570	190,791
HST	Half Story	781	123.570	96,508
OFP	Open Porch	252	19.410	4,891
WDK	Deck	44	13.470	593
ENT	ENTRY	24	22.230	534
	Net Sketched Area:	5,796	Total:	549,130
Size Ad	3932	Gross Are	6577	FinArea 3932

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 069.0-0002-0021.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	18X20	D	DL	1915	13.17	T	90	105			500			500

More:	N	Total Yard Items:	500	Total Special Featues:		Total:	500